



DEPARTMENT OF PLANNING AND ZONING
VALDIS LAZDINS, DIRECTOR

TECHNICAL STAFF REPORT

Planning Board Meeting of November 3, 2016

Petitioners: The Howard Research and Development Corporation (HRD) and the Downtown Columbia Arts and Culture Commission (DCACC)

Subject: Request for Alternative Compliance for CEPPAs regarding Merriweather Post Pavilion (CEPPAs #16, 20 and 21)

Request: HRD and DCACC are requesting that the CEPPA chart be amended to formally recognize an updated schedule of improvements, including additional improvement activities, to Merriweather Post Pavilion, and to transfer the responsibility to complete the CEPPA renovations to DCACC.

Recommendation: The Department of Planning and Zoning recommends adopting the alternative compliance proposed for CEPPAs #16, 20 and 21 regarding the schedule of improvements to Merriweather Post Pavilion, as requested by the Petitioners. A condition of approval should be that no Downtown Revitalization project be delayed based on improvements to Merriweather Post Pavilion that are the responsibility of DCACC.

I. General Information:

- A. Definition of CEPPA:** A list of twenty-seven “Community Enhancements, Programs and Public Amenities” required to be provided by the developer with the adoption of the Downtown Columbia Plan.
- B. Background of CEPPAs #16, 20, and 21:** These three CEPPAs were created to ensure that improvements and renovations at Merriweather Post Pavilion, deemed necessary to maintain and improve the facility’s competitiveness in the industry, be fulfilled in a timely manner. A baseline of the required improvements was established in a 2004 study of the Merriweather Post Pavilion, titled “Evaluation of the Site and Structures” by Ziger/Sneed LLP, which are referenced in CEPPA #16. This CEPPA indicates that improvements are to be analyzed, along with input from the contractor, and divided into three phases. In 2014 the original phasing identified three phases to renovate concessions and restrooms and to improve the stage house and the pavilion facility. These correspond with the phases in the CEPPA chart (see Attachment A for CEPPA language).

CEPPA #16, which includes the phasing and the first phase of renovations, is to be met prior to issuing a building permit for the 1,300,000th SF of development. CEPPA #20 (Phase II) is to be met prior to issuing a building permit for the 2,600,000th SF of development. CEPPA #21 states Phase III of the Merriweather Post Pavilion Improvements is to occur prior to issuing a building permit for the 3,900,000th SF of development in Downtown Columbia. Howard Research and Development and the Merriweather Post Pavilion operator updated the phasing in 2015. The update recognized that some of the work would take place during the concert season, while other work would need to be conducted in the off-season. Consequently, the update rearranged the order of some improvements.

C. Status of Improvements at Merriweather Post Pavilion and Status of Downtown Development based on existing phasing presented to DPZ in 2015

PHASE	DESCRIPTION*	STATUS**
Phase I (CEPPA 16)	Phasing, Renovation/Replacement of west plaza (concessions, restrooms and box office, and associated ADA improvements)	- COMPLETE
Phase II (CEPPA 20)	A. Replace Stage House B. New backstage facilities and associated site grading East plaza (concessions, restrooms and box office, ADA)	- COMPLETE - APPROVED/PENDING
Phase III (CEPPA 21)	A. Warehouse B. Raise Pavilion Roof	- APPROVED/PENDING - APPROVED/PENDING

**This phasing provided a general outline of improvements with the understanding that the owner and/or operator may pursue additional improvements and that timing may change due to weather constraints and concert season operations.*

***Please note all improvements in Phase I above was approved with the redline revision to SDP-89-222. Improvements with Phases II and III above have been approved with SDP-16-018. Any renovation listed above that has not commenced only needs the requisite building permit.*

D. Status of Downtown Revitalization for evaluating CEPPA requirements – Downtown Revitalization is just shy of the 1,300,000th square foot development milestone that triggers CEPPA #16. This CEPPA requires the first phase of Merriweather Post Pavilion Renovations to be complete.

CEPPA Tracking*			
	Parcel/Project	Block	Square Footage
Project Approved - Issued Building Permits			
SDP-13-007	Parcel D/Metropolitan	W-1	454,328
SDP-13-016	Mall	M-1	33,289
SDP-14-024	Parcel C-2/Warfield	W-2	247,903
	Parcel C-1/Warfield	W-5	188,765
SDP-15-068	Parcel A-1/Crescent/Bldg A	C-1.1	217,223
	Parcel A-2/Crescent/Bldg B	C.1.1	129,585
SUBTOTAL			1,271,093 SF
Project Approved - Pending Building Permits			
None			0 SF
SUBTOTAL			0 SF
Projects Approved - No Pending Permits			
None			0
SUBTOTAL			0 SF
New Projects			
None			0 SF
SUBTOTAL			0 SF
CUMULATIVE TOTAL –			1,271,093 SF
* Only tracks projects not exempt from CEPPA requirements			

II. Description of the Proposed Alternative Compliance

The alternative compliance to CEPPAs #16, 20 and 21 is proposed:

- To facilitate the accelerated transfer of the Merriweather Post Pavilion to the Downtown Columbia Arts and Culture Commission (DCACC);
- To identify additional renovations, including upgrades to the lawn video system and installation of parking video boards to increase parking operation efficiencies;

- To update the timing for completion of the renovations into five phases, projected to be completed by 2020 (see below), and
- To identify DCACC as the sole responsible party to complete the renovation activities, and furthermore, that the County shall not withhold, condition or delay future approvals that otherwise comply with applicable requirements, including without limitation, FDP, SDP, and building and occupancy permits, required by the HHC Parties to proceed with the redevelopment of Downtown Columbia, based on the status of CEPPAs 16, 20, and 21.

The alternative compliance proposal is in Attachment B. The below chart shows the updated phasing of improvements proposed with this request. Alternative CEPPA compliance would go into effect only upon the recordation of a deed transferring Merriweather Post Pavilion to the DCACC.

Merriweather Post Pavilion Renovation Schedule			
Phase and Detail	Status	Start	Complete
Phase I			
West Plaza	Complete	Jan-16	Sep-16
Phase II			
Stagehouse	Complete	Oct-15	Jul-16
Back of House	In Process	Dec-15	Dec-16
Phase III			
Warehouse Admin	Planning	Nov-16	Jun-17
South Plaza	Planning	Nov-16	Jul-17
VIP area	Planning	Nov-16	May-17
Phase IV			
South Concessions	Pre Planning	Oct-17	Apr-18
Shared Restrooms	Pre Planning	Oct-17	Apr-18
Raise Roof	Pre Planning	Oct-17	Apr-18
Phase V			
Loge Roofs	Pre Planning	Oct-18	Apr-19
Lawn Video upgrade	Pre Planning	Oct-18	Apr-19
Parking video boards	Pre Planning	Oct-18	Apr-20

III. Planning Board Review and Approval Criteria: In accordance with Section 125.0.A.9.h.(3) of the Howard County Zoning Regulations and Chapter 4 of the Downtown Columbia Plan, the Planning Board is to evaluate requests for alternative compliance and timing of CEPPAs required by the Downtown Columbia Plan as follows:

If a specific CEPPA identified in the Downtown CEPPA Implementation Chart cannot be provided because: (I) the consent of the owner of the land which the CEPPA is to be located or from whom access is required cannot reasonably be obtained; (II) all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities; or (III) factors exist that are beyond the reasonable control of the petitioner, then the Planning Board shall (I) require the petitioner to post security with the County in an amount sufficient to cover the cost of the original CEPPA; or (II) approve an alternate CEPPA comparable to the original and appropriate timing for such alternate CEPPA or alternative timing for the original CEPPA. In approving an alternate comparable CEPPA or timing, the Planning Board must conclude the alternate comparable CEPPA or timing: (I) does not result in piecemeal development inconsistent with the plan; (II) advances the public interest; and (III) conforms with the goals of the Downtown Plan.

Applicability: Based on the above, the Planning Board can consider alternative compliance for a CEPPA if:

- (I) the consent of the owner of the land which the CEPPA is to be located or from whom access is required cannot reasonably be obtained;
- (II) all necessary permits or approvals cannot reasonably be obtained from applicable governmental authorities; OR
- (III) factors exist that are beyond the reasonable control of the petitioner.

DPZ believes (I) and (III) apply in this case. Merriweather Post Pavilion renovations are complicated and many of them can only occur during the off-season. Unfortunately, winter and early spring weather can cause a multitude of construction delays. Therefore, an extended phasing program that includes additional improvements, but that are spread over additional seasons, seems reasonable and appropriate. DPZ does not believe this compromises the ultimate timeliness of improvements that were hoped for in the original CEPPA schedule. By giving the responsibility for improvement to DCACC, upon the transfer of property, consent issues or other barriers to improvements due to ownership issues can be avoided.

Criteria to Evaluate Criteria: Based on the above, the Planning Board shall conclude the alternative CEPPA compliance on (I) does not result in piecemeal development inconsistent with the plan; (II) advances the public interest; and (III) conforms with the goals of the Downtown Plan.

Criteria 1: The alternative compliance does not result in piecemeal development inconsistent with the plan.

The detailed, revised, phasing schedule ensures timely improvements will still occur and they will roughly correspond to the timing of cumulative amounts of Downtown Redevelopment. The transfer of property to DCACC will help ensure that other development in Downtown Columbia is not delayed due to pending improvements to Merriweather Post Pavilion. This will reduce the chance of piecemeal development.

Criteria 2: The alternative compliance advances the public interest.

CEPPAs ensure that all essential improvements to the Merriweather Post Pavilion are made in a timely manner. These improvements have begun in earnest, ahead of the current CEPPA requirements regarding milestone triggers based on square feet of development. CEPPA #24 (not modified here) also sought to transfer ownership of Merriweather Post Pavilion to the non-profit DCACC prior to the 5,000,000th SF of Downtown Revitalization. The County, DCACC, and the current owner (Merriweather Business Trust/HRD) have concluded that it would be best to accelerate the transfer of pavilion ownership to DCACC; ahead of completing the improvements. Doing so would allow the DCACC and the operator more latitude in the desired improvements and the construction schedule.

Criteria 3: The alternative compliance complies with the Downtown Plan.

The modification does not alter the requirement for improvements to be consistent with the 2004 Ziger/Sneed study; which are currently underway. The proposed change will accelerate the transfer of Merriweather Post Pavilion to DCACC, which is consistent with a major Downtown Columbia Plan goal.

Recommendation: The Department of Planning and Zoning recommends the Planning Board adopt the alternative compliance proposed for CEPPAs #16, 20, and 21, as requested by the Petitioner. A condition of approval should be that no Downtown Revitalization project (not just HHC parties) shall be delayed by Merriweather Post Pavilion improvements that are the responsibility of DCACC.

This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.


Valdis Lazdins, Director
Department of Planning and Zoning

10/20/16
Date

Staff Report prepared by: Jill Manion-Farrar

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ATTACHMENT A

CEPPA 16, 20 and 21 Downtown Columbia Plan

16. ●	<p>GGP will complete Phase I of the Merriweather Post Pavilion redevelopment program based on the redevelopment program scope and phasing outlined below.</p> <p>The redevelopment program will generally follow the evaluation and conclusions outlined in the October 2004 Ziger/Sneed LLP Merriweather Post Pavilion Study, Section III "Evaluation of the Site and Structures" and Section IV "Conclusions" included in the 2004 Merriweather Citizens Advisory Panel report to Howard County. Final design and scope will be determined by GGP's consultants, program and industry needs, operator recommendations, site and facility conditions and code requirements. Major components of the redevelopment program will include new handicapped parking accommodation; entrance and access modifications; restroom, concession and box office renovations and or replacement; utility systems replacement and additions; new roofs over the loge seating areas; reconfigured and replacement seating; renovated and new administration, back of house dressing and catering areas; code upgrades including fire suppression systems and handicapped ramps and pathway access.</p> <p>After development of preliminary renovation drawings, contractor input and schedule development, the program will be divided into three distinct phases to allow uninterrupted seasonal performances, staging and construction phasing.</p>
PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE 1,375th NEW RESIDENTIAL UNIT	
17.	GGP shall, if deemed necessary by the Board of Education, reserve an adequate school site or provide an equivalent location within Downtown Columbia.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000th SF OF DEVELOPMENT	
18.	GGP will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway. The scope and design of new pedestrian and bicycle pathways in the Plan will be guided by the new Downtown-wide Design Guidelines, Adequate Public Facilities Ordinance, and as delineated in this Plan and its Exhibit.
19.	GGP will construct at its expense the Lakefront Terrace (steps to the Lake) amenity space and pedestrian promenade (see Item 9, on Plan Exhibit G) connecting the Symphony Overlook Neighborhood to the Lakefront and Lakefront pathway. The final design of the Lakefront Terrace will be determined at the time of Site Development Plan review.
20. ●	GGP will complete Phase II redevelopment of Merriweather Post Pavilion based on the redevelopment program scope and phasing as outlined in CEPPA No. 16.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3,900,000th SF OF DEVELOPMENT	
21. ●	GGP will complete Phase III redevelopment of Merriweather Post Pavilion based on the redevelopment program scope and phasing as outlined in CEPPA No. 16.
22.	At least one Downtown Neighborhood Square as defined in the Zoning Regulations shall be completed and deeded to Howard County for public land.

ATTACHMENT B

Proposed Alternative CEPPA Compliance for CEPPAs 16, 20 and 21

October 10, 2016

Bill Santos, Chair
and Members of the Howard County Planning Board
3430 Court House Drive
Ellicott City, Maryland 21043

Re: Downtown Columbia – Request for Alternative CEPPA Compliance
Regarding Merriweather Post Pavilion – **UPDATED SCHEDULE FOR
RENOVATIONS**

Dear Mr. Santos and Members of the Planning Board:

On behalf of The Howard Research And Development Corporation (“HRD”), and the Downtown Columbia Arts and Culture Commission (“DCACC”), the purpose of this letter is to update the joint request filed June 28, 2016 (“Joint Request”) modifying CEPPAs 16, 20 and 21 to facilitate the renovation and accelerated transfer of Merriweather Post Pavilion (“MPP”). ([Attachment 1](#)) Please consider this letter and the attached updated schedule (discussed below) a part of the Joint Request.

On June 28, 2016, HRD and DCACC petitioned the Planning Board to modify CEPPAs 16, 20 and 21 to implement an accelerated transfer of MPP to DCACC. The accelerated transfer is supported by HRD, DCACC, the County Administration and the operator of MPP. To accomplish the accelerated transfer, the Joint Request sets forth an alternative CEPPA for the renovation of MPP. The alternative CEPPA is comprised of four (4) parts, each of which is specified in the June 28 letter and critical to the Joint Request.

Attached to this letter is an updated schedule for completing the MPP renovation (“Updated Schedule”). ([Attachment 2](#)) The Updated Schedule reiterates each component of the previously identified renovation work. The Updated Schedule also identifies additional renovation activities, including upgrades to the lawn video system and installation of parking video boards that will increase the efficiency of parking operations by providing timely parking information to MPP patrons.

Importantly, as stated in the original Joint Request, the alternative CEPPA will be effective only upon the recording of a deed transferring title of MPP to DCACC.

Thank you for your consideration. We understand the Administration may want to have the Joint Request considered at the Board’s October 20, 2016 meeting, and we wanted Board Members to have the most up to date information for its review and consideration. In any event, we look forward to discussing the Joint Request with Board Members at the first available opportunity.

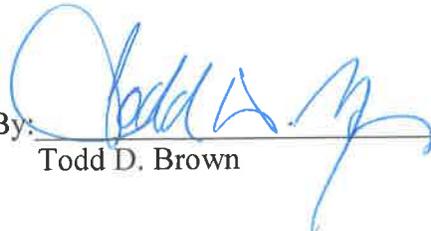
SHULMAN
ROGERS

GANDAL
PORDY
ECKER

Bill Santos, Chair
and Members of the Howard County Planning Board
October 10, 2016
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Sincerely,

SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By: 

Todd D. Brown

Enclosure
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cc: Greg Fitchitt
Valdis Lazdins
Jill Farrar
Richard Topaz, Esq.
Arianne Monroe, Esq.

June 28, 2016

Bill Santos, Chair and Members of the Howard County Planning Board
3430 Court House Drive
Ellicott City, Maryland 21043

RECEIVED

JUN 28 2016

Re: Downtown Columbia – Request for Alternative CEPPA Compliance
Regarding Merriweather Post Pavilion

DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

Dear Mr. Santos and Members of the Planning Board:

On behalf of The Howard Research And Development Corporation (“HRD”) and The Downtown Columbia Arts and Culture Commission (“DCACC”), the purpose of this letter is to request alternative compliance for CEPPAs 16, 20 and 21 to facilitate the renovation and transfer of Merriweather Post Pavilion (“MPP”) to DCACC. This request is filed pursuant to Section 125.0.A.9.h.(3) of the Howard County Zoning Regulations, and would be effective only upon the recording of a deed transferring title of MPP to DCACC.

Background

As the Board may recall, the Downtown Columbia Plan identifies a number of Downtown Community Enhancements, Programs and Public Amenities (“CEPPAs”) that are to be provided in connection with the redevelopment of Downtown Columbia. The Downtown Columbia Plan CEPPA Implementation Chart identifies the timing associated with each specific CEPPA so that it will be provided as development proceeds Downtown. CEPPAs 16, 20 and 21 identify Phases I, II, and III of the redevelopment of MPP and the timing for the completion of each Phase.

Specifically, CEPPA 16 (Phase I of the MPP renovation) must be completed prior to issuance of a building permit for the 1,300,000th square foot of Downtown Revitalization. CEPPA 20 (Phase II of the MPP renovation) must be completed prior to issuance of a building permit for the 2,600,000th square foot of Downtown Revitalization. And CEPPA 21 (Phase III of the MPP renovation) must be completed prior to issuance of a building permit for the 3,900,000th square foot of Downtown Revitalization. To date, although development has not yet reached the trigger for CEPPA 16, the Phase I MPP renovation work has been completed, and Phase II of the renovation is underway.

Regarding the transfer of MPP, CEPPA 24 requires that ownership be transferred to DCACC prior to issuance of a building permit for the 5,000,000th square foot of Downtown Revitalization. However, over the last 18 months, HRD, DCACC, the County Administration, and the operator of MPP have jointly worked on a plan to accelerate the transfer of MPP to DCACC and, in return, to transfer responsibilities for the remaining MPP improvements to DCACC.

Alternative CEPPA Compliance

Pursuant to Section 125.0.9.h.(3) of the Zoning Regulations, the Planning Board is authorized to approve an alternative CEPPA and alternative CEPPA timing if certain factors exist, including factors that are beyond the reasonable control of HRD. In this case, DCACC has expressed its desire, on behalf of itself and the MPP operator, to assume ownership and control of MPP on an accelerated basis and in return to complete the required renovations under the CEPPAs. The accelerated transfer may facilitate the receipt of additional grant funds by DCACC to support enhanced renovations to Merriweather Post Pavilion beyond the scope of the required renovations under the Downtown Columbia Plan. Such additional funding may only be available if Merriweather Post Pavilion ownership is in the hands of a non-profit entity.

Accordingly, to facilitate the early transfer of MPP to DCACC, HRD and DCACC jointly request the Planning Board approve alternate CEPPAs regarding MPP as follows:

- (i) the remaining renovations required by CEPPAs 16, 20 and 21 shall be undertaken by DCACC in accordance with the schedule attached hereto and incorporated herein as Attachment "A";
- (ii) HRD (community developer), Merriweather Post Business Trust (owner of MPP), Howard Hughes Corporation (parent company) and all of their affiliates (collectively, the "HHC Parties") are relieved of any obligation to complete the work contemplated by CEPPAs 16, 20 and 21;
- (iii) CEPPAs 16, 20 and 21 are fully released as to the HHC Parties only, and the Planning Board agrees that the County shall not withhold, condition or delay future approvals that otherwise comply with applicable requirements, including without limitation, FDP, SDP, and building and occupancy permits, required by the HHC Parties to proceed with the redevelopment of Downtown Columbia, based on the status of CEPPAs 16, 20 and 21; and
- (iv) The alternative CEPPA compliance set forth in (i)-(iii) above would be effective only upon the recording of a deed transferring title of MPP to DCACC. Otherwise, CEPPA's 16, 20 and 21 would remain unchanged.

Pursuant to Section 125.0.A.9.h.(3), in approving an alternative CEPPA and CEPPA timing, the Planning Board must conclude the alternative (i) does not result in piecemeal development inconsistent with the Downtown Columbia Plan; (ii) advances the public interest; and (iii) conforms with the goals of the Downtown Plan. In this regard, the redevelopment of MPP will be completed in an orderly manner and will allow uninterrupted seasonal performances as required by the CEPPAs. This latter CEPPA requirement is of particular importance to minimize disturbance to the MPP operating season and to maintain the cultural offerings of Downtown Columbia during all stages of its redevelopment. Therefore, approval of this request

will not result in piecemeal development, but instead will assure the goals of the Downtown Columbia Plan regarding the continued operation and improvement of MPP will be met.

Second, the requested modification advances the public interest by accelerating DCACC's non-profit ownership and control of MPP. The Board will recall the Downtown Columbia Plan places great emphasis on cultural activities and envisions a dynamic and continuously increasing role for visual and performing arts in Downtown Columbia. In pursuit of this goal, the Downtown Columbia Plan called for the formation of DCACC to oversee the planning, coordination and implementation of artistic and cultural activities, and specifically recommended the renovation of MPP and its donation to DCACC "to ensure its continued use as a performing arts center and premier regional concert venue." As further emphasized by the September 2011 Downtown Columbia Final Conceptual Cultural Plan prepared by Lord Cultural Resources ("Cultural Master Plan"), with the transfer of MPP to DCACC there will be an opportunity "to transform it into a centralized multi-arts facility and actively cultivate greater synergy and connection among the artistic activities throughout the downtown area," thus advancing the public interest.

Lastly, this request conforms with the goals of the Downtown Columbia Plan. Under Section 125.0.2.b, the Board's approval will further, and not be contrary to, the Policies; Timing and implementation; Timing of development; Development patterns; Land uses; and Densities and intensities as set forth in the Downtown Columbia Plan. The accelerated transfer will place control of MPP in DCACC, the organization formed specifically to advance the cultural landscape in Downtown Columbia and to whom control of MPP is to be transferred under the Downtown Columbia Plan. Granting the request will also allow the remaining MPP renovations to be completed in accordance with timing worked out between DCACC and the MPP operator based on long-term operational needs and in a manner that will facilitate uninterrupted seasonal operations and the best outcome for all of Columbia. Lastly, under CEPPA 24, MPP is required to be transferred to DCACC prior to issuance of a building permit for 5,000,000 square feet of Downtown Revitalization. To date, a total of just over 1,100,000 square feet of Downtown Revitalization has been developed Downtown, and therefore this request can result in the accelerated transfer of MPP in furtherance of the Downtown Columbia Plan goals and objectives.

Based on the foregoing, approval of the request for alternative CEPPA compliance will advance the transfer of MPP, a major component of the Downtown Columbia Plan. The accelerated transfer will facilitate DCACC's ability to not only meet the needs of the MPP operator, but also to advance the overall objectives of the Downtown Columbia Plan and the Cultural Master Plan to potentially help transform MPP and the surrounding area into a centralized multi-art facility for the community and region.

SHULMAN
ROGERS

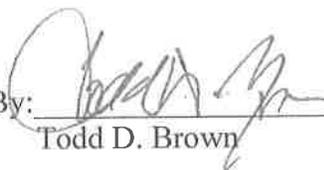
GANDAL
PORDY
ECKER

Bill Santos
Members of the Howard County Planning Board
June 28, 2016
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Thank you for your consideration. We look forward to discussing this request with the Board at the next available meeting.

Sincerely,

SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By:  _____
Todd D. Brown

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cc: Greg Fitchitt
Valdis Lazdins
Jill Farrar
Ian Kennedy
Richard Topaz, Esq.
Arianne Monroe, Esq.

Merriweather Post Pavilion Renovation Schedule			
Phase and Detail	Status	Start	Finish
Phase I			
West Plaza -- Restrooms, Concessions, Box Office	Complete	Jan-15	Sep-15
Phase II			
Stage House	In Process	Oct-15	May-16
Back of House	In Process	Oct-15	Jul-16
Phase III			
Raise Pavilion Roof	Planning	Oct-16	Apr-17
Replace Seating	Planning	Oct-16	Apr-17
Phase IV			
South Plaza -- Restrooms, Concessions, Box Office	Pre-Planning	Oct-17	Apr-18
Phase V			
Loge Roofs	Pre-Planning	Oct-18	Apr-19

Attachment A

Merriweather Post Pavilion Renovation Schedule

Phase and Detail	Status	Start	Complete
Phase I			
West Plaza	Complete	Jan-16	Sep-16
Phase II			
Stagehouse	Complete	Oct-15	Jul-16
Back of House	In Process	Dec-15	Dec-16
Phase III			
Warehouse Admin	Planning	Nov-16	Jun-17
South Plaza	Planning	Nov-16	Jul-17
VIP area	Planning	Nov-16	May-17
Phase IV			
South Concessions	Pre Planning	Oct-17	Apr-18
Shared Restrooms	Pre Planning	Oct-17	Apr-18
Raise Roof	Pre Planning	Oct-17	Apr-18
Phase V			
Loge Roofs	Pre Planning	Oct-18	Apr-19
Lawn Video upgrade	Pre Planning	Oct-18	Apr-19
Parking video boards	Pre Planning	Oct-18	Apr-20

ATTACHMENT 2